

362

City of Chelsea

P.O. Box 111
Chelsea, Alabama


20070430000197430 1/10 \$40.00
Shelby Cnty Judge of Probate, AL
04/30/2007 10:17:45AM FILED/CERT

***Certification
Of
Annexation Ordinance***

Ordinance Number: X-07-04-17-362

**Property Owner(s): Double J & O, LLC
Anthony Joseph, Gail Owen, & Kathy Joseph**

**Property: Parcel IDS #09-7-26-0-001-020.001
#09-8-27-0-001-010.000
#09-7-26-0-001-020.000**

I, Becky C. Landers, City Clerk of the City of Chelsea, Alabama, hereby certify the attached to be a true and correct copy of an Ordinance adopted by the City Council of Chelsea, at the regular meeting held on April 17th, 2007 as same appears in minutes of record of said meeting, and published by posting copies thereof on April 18th, 2007, at the public places listed below, which copies remained posted for five business days (through April 23rd, 2007).

Chelsea City Hall, 11611 Chelsea Road, Chelsea, Alabama 35043
Chelsea Middle School, 901 Highway 39, Chelsea, Alabama 35043
U.S. Post Office, Highway 280, Chelsea, Alabama 35043


Becky C. Landers, City Clerk

City of Chelsea, Alabama

Annexation Ordinance No. X-07-04-17-362

Property Owner(s): Double J & O, LLC

Anthony Joseph, Gail Owen, & Kathy Joseph

Property: Parcel IDS #09-7-26-0-001-020.001

#09-8-27-0-001-010.000

#09-7-26-0-001-020.000

Pursuant to the provisions of Section 11-42-21 of the Code of Alabama (1975),

Whereas, the attached written petition (as Exhibit B) that the above-noted property be annexed to The City of Chelsea has been filed with the Chelsea City Clerk; and

Whereas, said petition has been signed by the owner(s) of said property; and

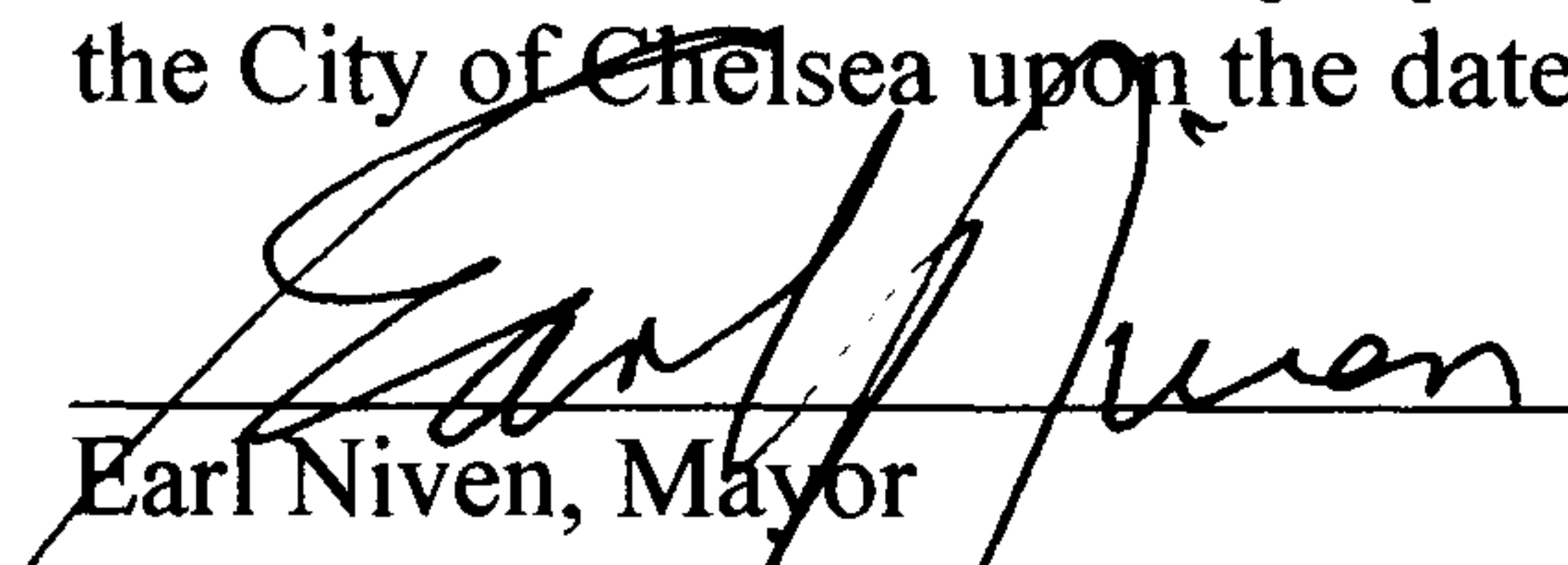
Whereas, said petition contains (as Petition Exhibit A) an accurate description of said property together with a map of said property (Exhibit C) showing the relationship of said property to the corporate limits of Chelsea; and

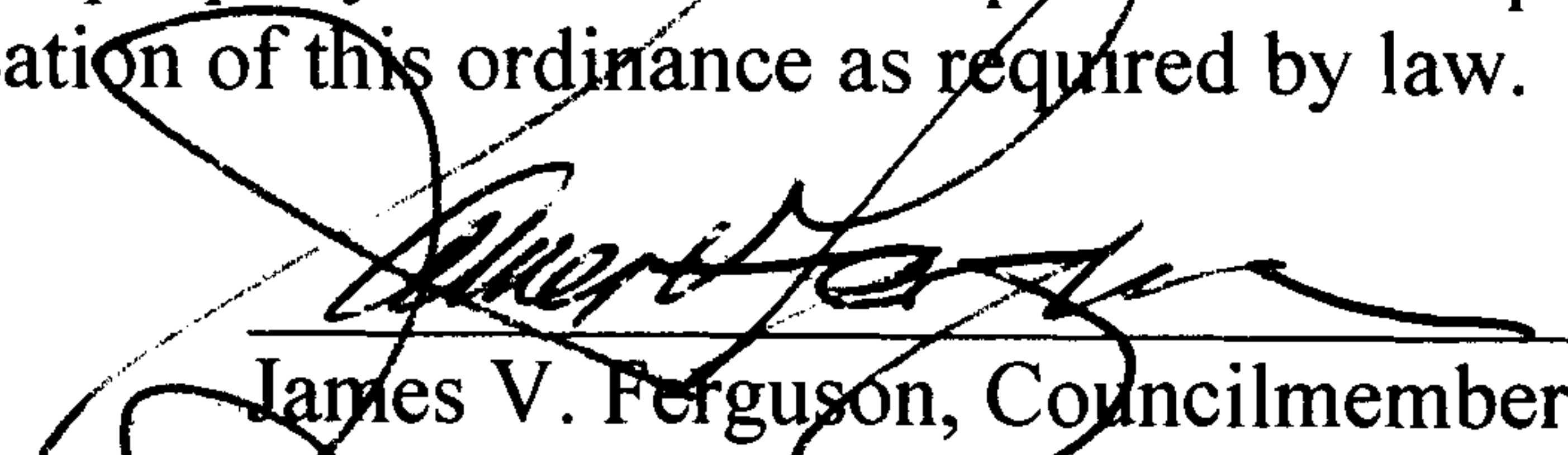
Whereas, said property is contiguous to the corporate limits of Chelsea, or is a part of a group of properties submitted at the same time for annexation, which is zoned AR which together is contiguous to the corporate limits of Chelsea;

Whereas, said territory does not lie within the corporate limits or police jurisdiction of any other municipality

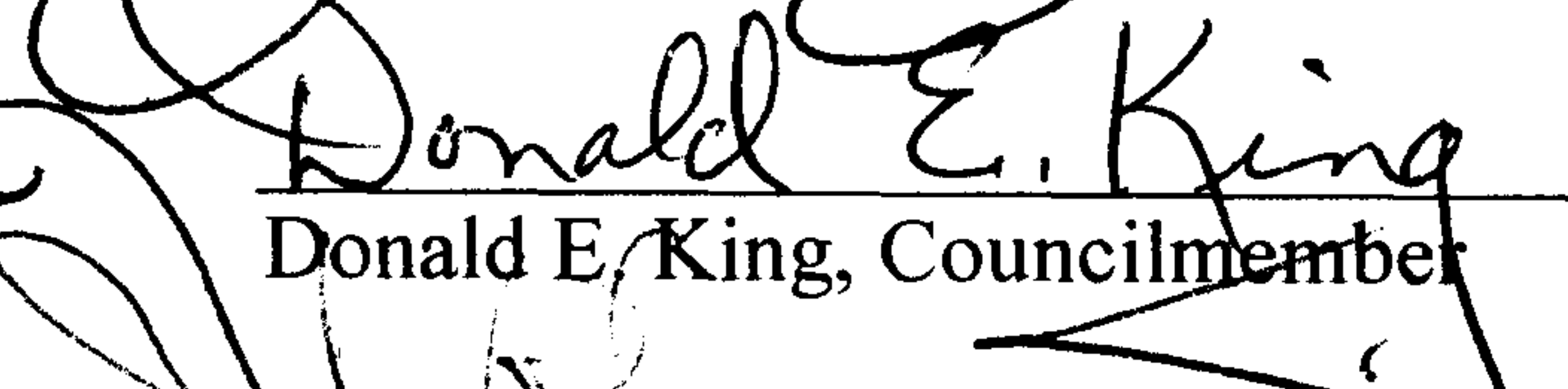
Therefore, be it ordained that the City Council of the City of Chelsea assents to the said annexation: and

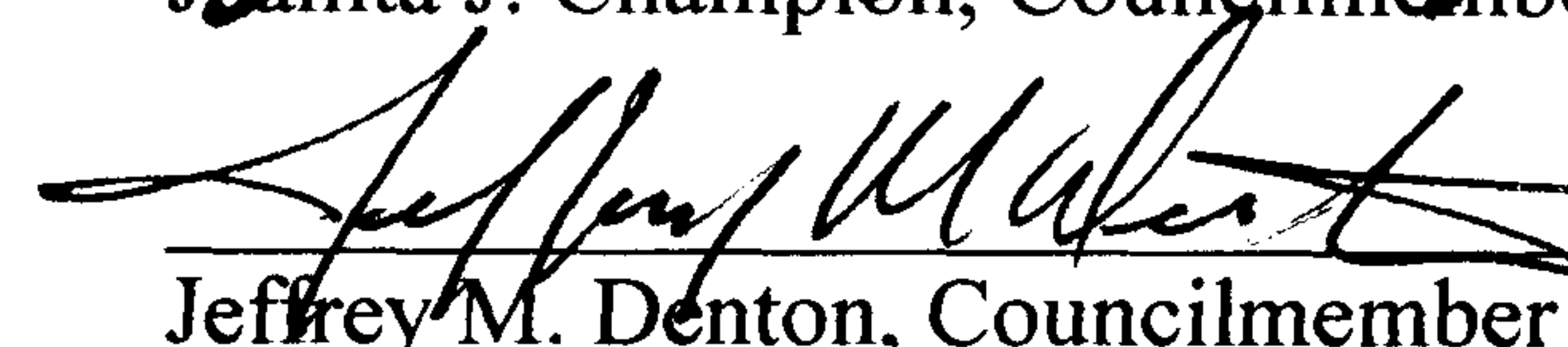
Be it further ordained that the corporate limits of Chelsea be extended and rearranged so as to embrace and include said property, and said property shall become a part of the corporate area of the City of Chelsea upon the date of publication of this ordinance as required by law.


Earl Niven, Mayor


James V. Ferguson, Councilmember

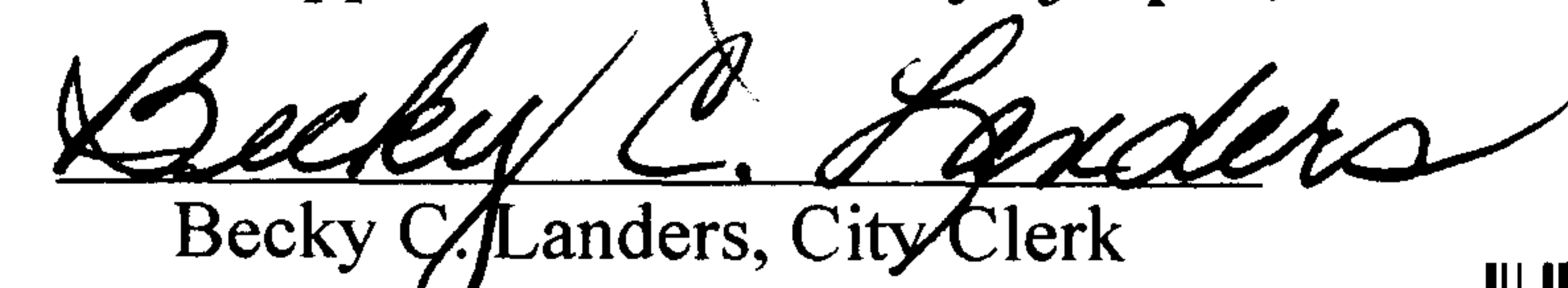

Juanita J. Champion, Councilmember


Donald E. King, Councilmember


Jeffrey M. Denton, Councilmember


Col. John Ritchie, Councilmember

Passed and approved this 17th day of April, 2007.


Becky C. Landers, City Clerk



20070430000197430 2/10 \$40.00
Shelby Cnty Judge of Probate, AL
04/30/2007 10:17:45AM FILED/CERT

City Clerk
City of Chelsea
P.O. Box 111
Chelsea, Alabama 35043

09-1-26-0-001-
020.001

Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit A" and which either is contiguous to the corporate limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality.

Done the 2 day of April, 2006.

Glenda Stinson
Witness

[Signature]
Owner Signature
Anthony Joseph
Print name
320 Joseph Dr., Columbiana AL 35051
Mailing Address
25280 - Adjoins Double J 0
Property Address (if different)
205 669-4631
Telephone Number

Witness

Owner Signature

Print Name

Mailing Address

Property Address

Telephone number

(All owners listed on the deed must sign)



20070430000197430 3/10 \$40.00
Shelby Cnty Judge of Probate, AL
04/30/2007 10:17:45AM FILED/CERT

City Clerk
City of Chelsea
P.O. Box 111
Chelsea, Alabama 35043

09-8-27-0-001-010.000
09-7-26-0-001-020.000

Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit A" and which either is contiguous to the corporate limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality.

Done the 2 day of April, 2006.

Glenda Stinson
Witness

Double JO, LLC
Anthony Joseph
Owner Signature managing partner

Anthony Joseph
Print name

1011 Chelsea Rd., Columbia, AL
Mailing Address 35051

US 280 / Old 280 corner
Property Address (if different)

678 7653
Telephone Number

Glenda Stinson
Witness

Kathy Joseph
Owner Signature managing partner

KATHY Joseph
Print Name

1011 Chelsea Rd., Columbia
Mailing Address AL 35051

US 280 - Old 280
Property Address

678 7653
Telephone number

(All owners listed on the deed must sign)



20070430000197430 4/10 \$40.00
Shelby Cnty Judge of Probate, AL
04/30/2007 10:17:45AM FILED/CERT

City Clerk
City of Chelsea
P.O. Box 111
Chelsea, Alabama 35043

Petition for Annexation

The undersigned owner(s) of the property which is described in the attached "Exhibit A" and which either is contiguous to the corporate limits of the City of Chelsea, or is a part of a group of properties which together are contiguous to the corporate limits of Chelsea, do hereby petition the City of Chelsea to annex said property into the corporate limits of the municipality.

Done the 2 day of April 2006.¹

Glenda Stinson
Witness

Gail Owen
Owner Signature managing partner

Gail Owen
Print name

1011 Chelsea Rd, Columbiana AL 35051
Mailing Address

US 280 - OLD 280
Property Address (if different)

205-678-7653
Telephone Number

Witness

Owner Signature

Print Name

Mailing Address

Property Address

Telephone number

(All owners listed on the deed must sign)


20070430000197430 5/10 \$40.00
Shelby Cnty Judge of Probate, AL
04/30/2007 10:17:45AM FILED/CERT

VALUE: _____

SEND TAX NOTICE TO:

Double J & O, LLC

1011 Chelsea Road

Columbiana, Alabama 35051

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051


20060419000181190 1/2 \$21.00
Shelby Cnty Judge of Probate, AL
04/19/2006 08:10:54AM FILED/CERT

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Kathy Joseph**, widow of L. Douglas Joseph, deceased, individually; **Kathy Joseph**, as Trustee, pursuant to the terms and conditions of the Last Will and Testament of Louis Douglas Joseph, deceased; **J. Anthony Joseph**, a married man; and **Gail J. Owen**, an unmarried woman (herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto **Double J & O, LLC**, an Alabama Limited Liability Company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of Section 26, Township 19 South, Range 1 West, thence proceed in a Northerly direction along the West boundary of said section for a distance of 2577.70 feet to a point on the North right of way line of U. S. 280, being the point of beginning of the parcel herein described; thence turn an angle of 80 deg. 13 min. 21 sec. to the right and run along said right of way for 194.22 feet to a point; thence turn an angle of 30 deg. 57 min. 50 sec. to the right and run along said right of way for 116.62 feet to a point; thence turn an angle of 30 deg. 57 min. 50 sec. to the left and run along said right of way for 254.40 feet to an iron; thence turn an angle of 80 deg. 13 min. 21 sec. to the left and leaving said right of way run 778.00 feet to a point, being a point on the South right of way line of Old U. S. 280; thence turn an angle of 103 deg. 01 min. 25 sec. to the left and proceed along said south right of way line along a curve to the left (being concave Southeasterly and having a radius = 1009.69 feet) for an arc distance of 616.88 feet to a point; thence continue along said right of way along a tangent section for 490.00 feet to a point; thence turn an angle of 66 deg. 41 min. 15 sec. to the left and continue along a highway right of way line for 256.85 feet to a point on the North right of way boundary of new U. S. 280; thence turn an angle of 75 deg. 03 min. 39 sec. to the left and run along said right of way for 100.00 feet to a point; thence turn an angle of 31 deg. 28 min. 35 sec. to the left and continue along said right of way for 114.91 feet to a point; thence turn an angle of 31 deg. 28 min. 35 sec. to the right and continue along said right of way for 7.78 feet to the point of beginning.

Said parcel of land is lying in the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4, Section 26, Township 19 South, Range 1 West, and the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4, Section 27, Township 19 South, Range 1 West.
Situated in Shelby County, Alabama.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

The above described property constitutes no part of the homestead of any of Grantors herein named.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.


20070430000197430 6/10 \$40.00
Shelby Cnty Judge of Probate, AL
04/30/2007 10:17:45AM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of March, 2006.

Kathy Joseph (SEAL)
Kathy Joseph, widow of L. Douglas
Joseph, deceased, individually

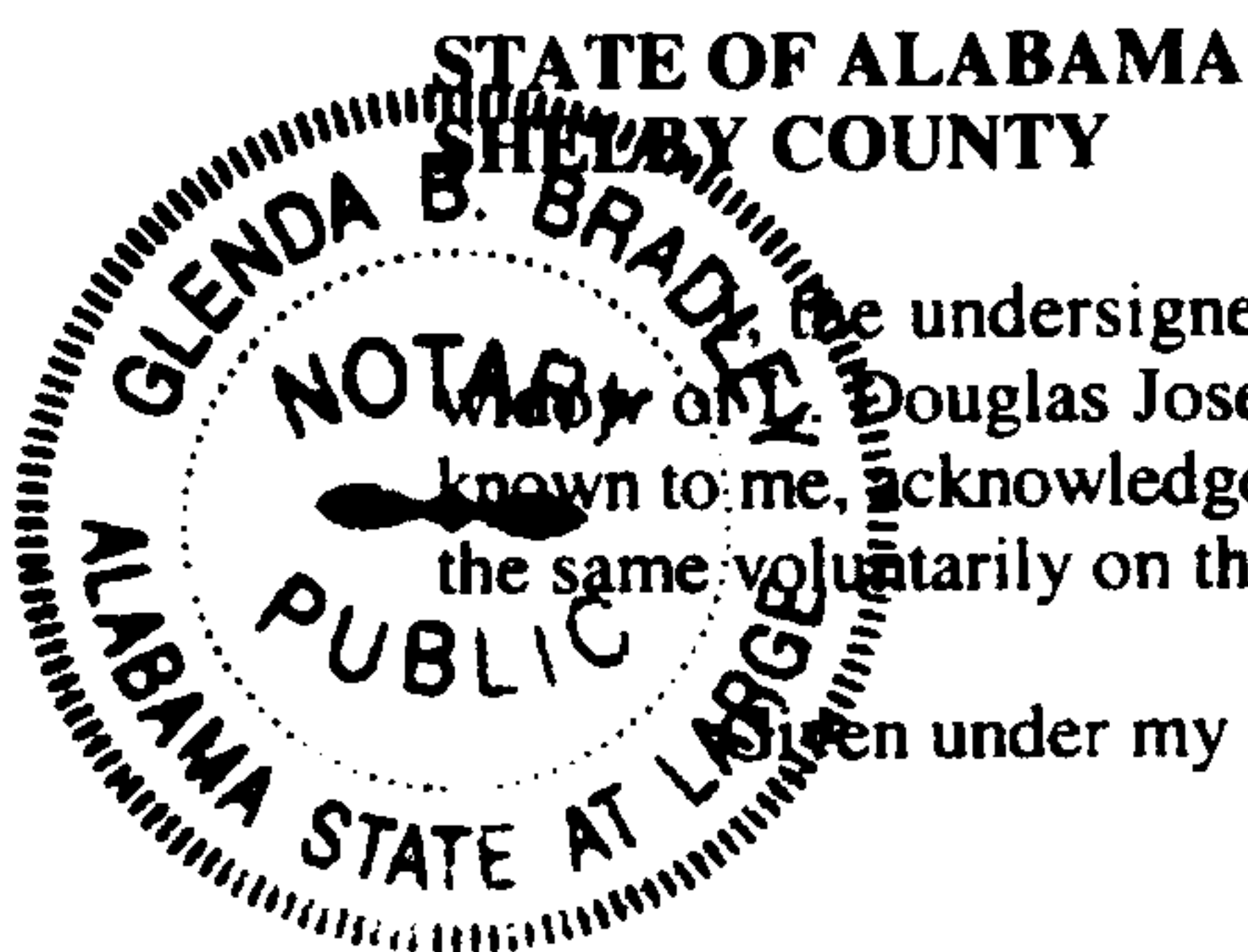
Kathy Joseph (SEAL)
Kathy Joseph, as Trustee, pursuant to
the terms and conditions of the Last Will
and Testament of Louis Douglas Joseph,
deceased

J. Anthony Joseph (SEAL)
J. Anthony Joseph

Gail J. Owen (SEAL)
Gail J. Owen

Shelby County, AL 04/19/2006
State of Alabama

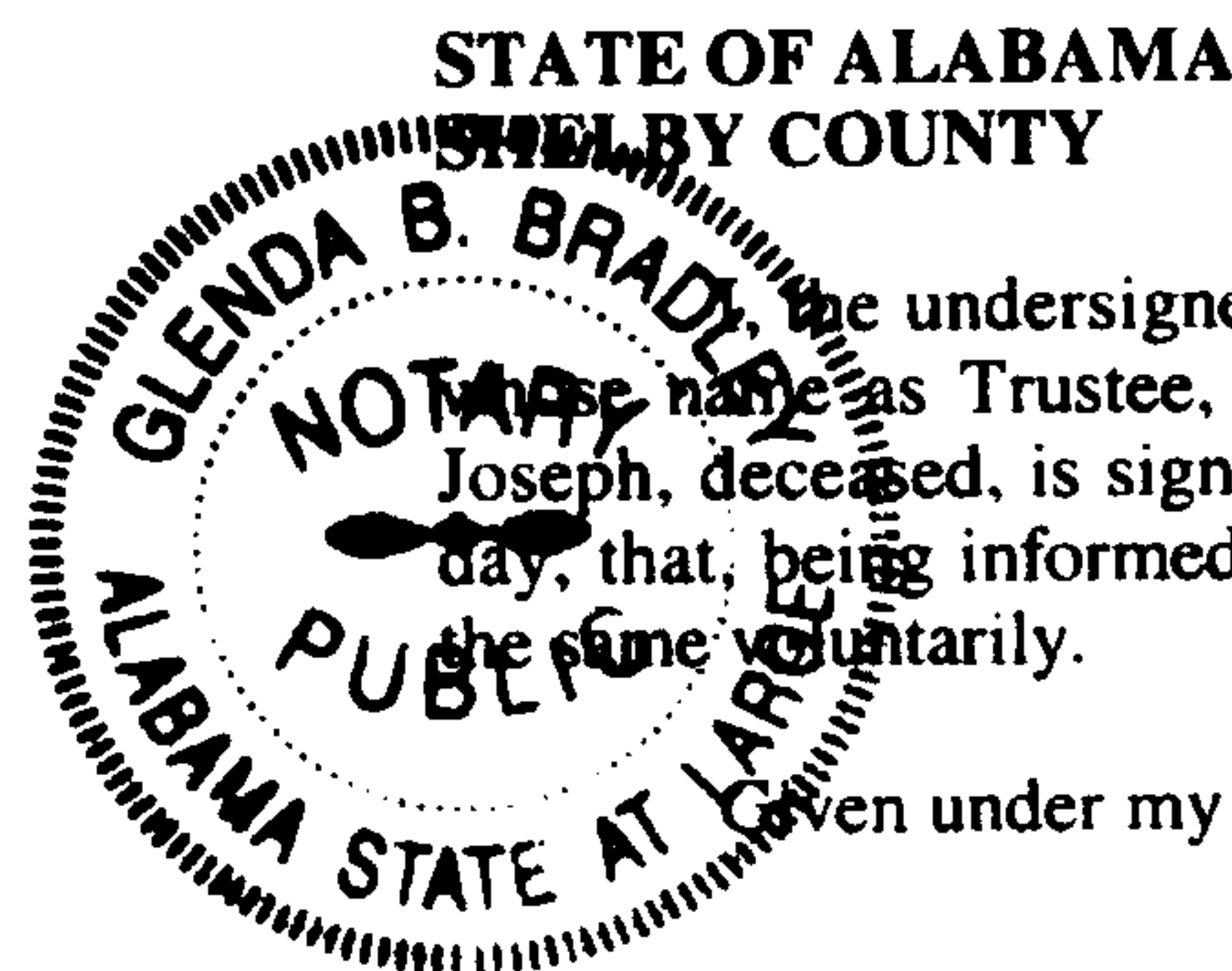
Deed Tax: \$5.00



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kathy Joseph**,
widow of L. Douglas Joseph, deceased, individually, whose name is signed to the foregoing conveyance, and who is
known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 2006.

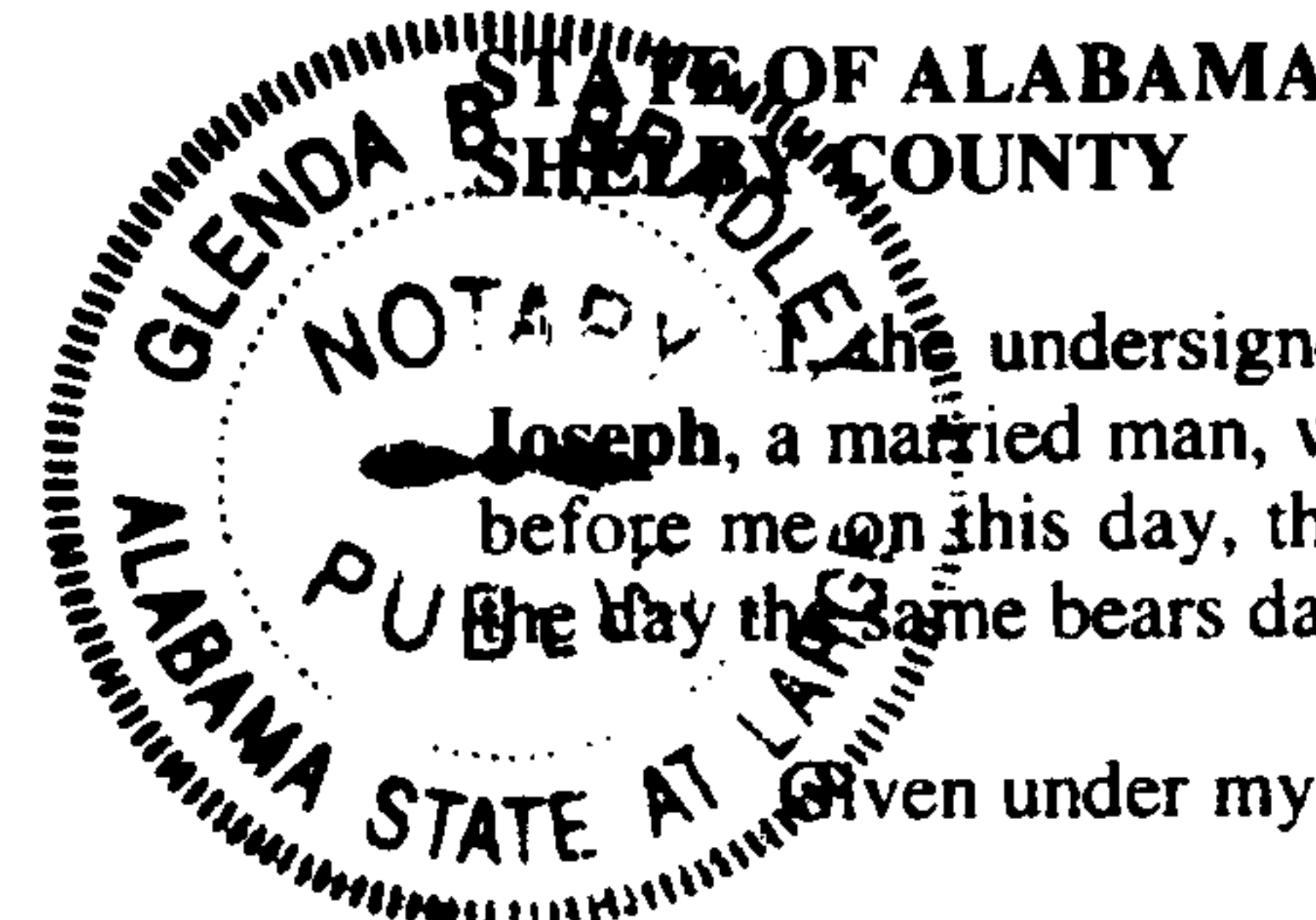
Glenda B. Bradley
Notary Public



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kathy Joseph**,
as Trustee, pursuant to the terms and conditions of the Last Will and Testament of Louis Douglas
Joseph, deceased, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this
day, that, being informed of the contents of such instrument, she, as such Trustee and with full authority, executed
the same voluntarily.

Given under my hand and official seal, this 28th day of March, 2006.

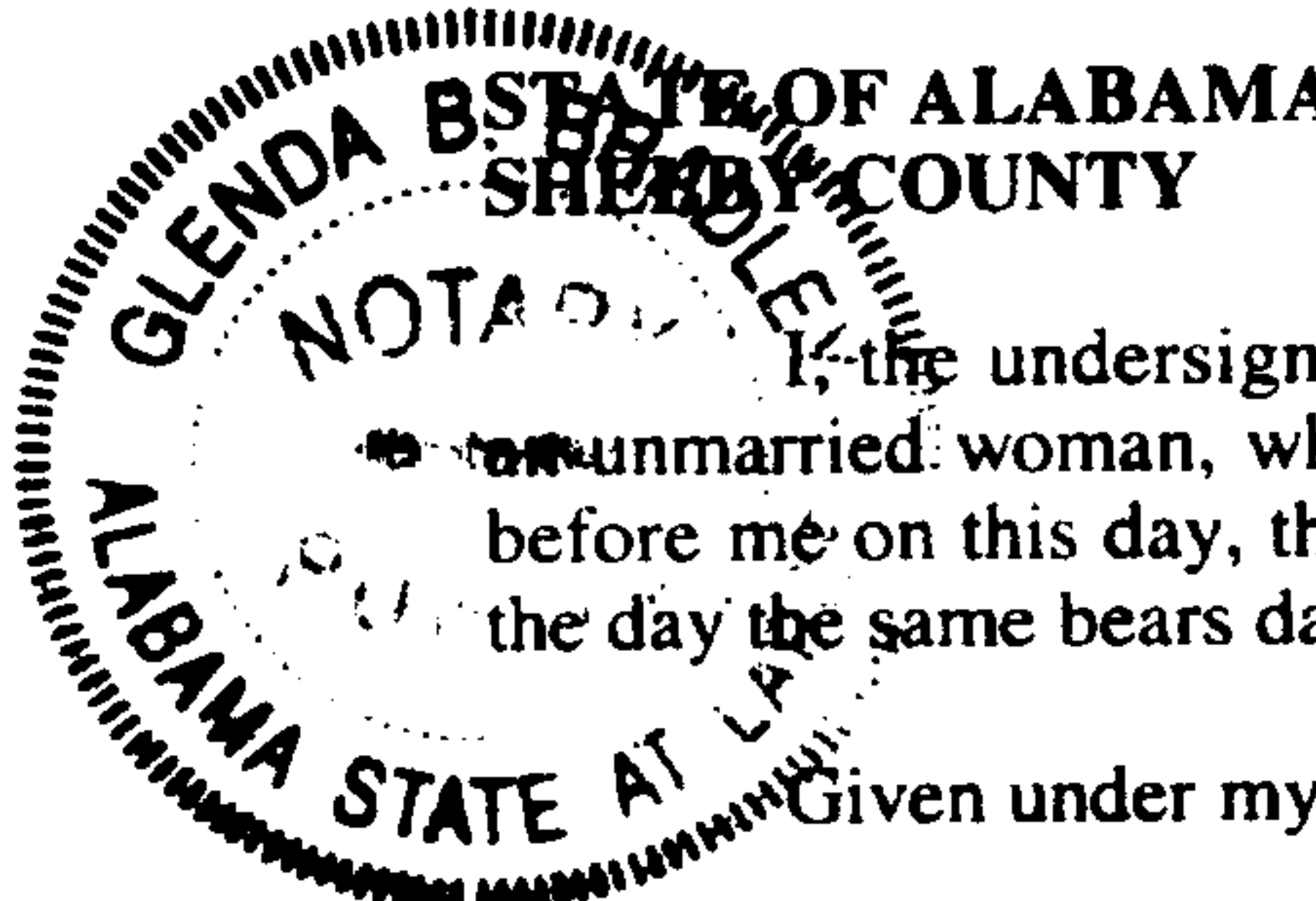
Glenda B. Bradley
Notary Public



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Anthony**
Joseph, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this 28th day of March, 2006.

Glenda B. Bradley
Notary Public



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gail J. Owen**,
an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on
the day the same bears date.

Given under my hand and official seal this 28th day of March, 2006.

Glenda B. Bradley
Notary Public

20061012000504520 1/2 \$522.00
Shelby Cnty Judge of Probate, AL
10/12/2006 08:37:15AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
J. Anthony Joseph
320 Joseph Drive
Columbiana, Alabama 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Six Thousand Twenty-Two and 00/100 (\$506,022.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Double J & O, LLC, an Alabama Limited Liability Company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **J. Anthony Joseph**, (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines and limitations of record.

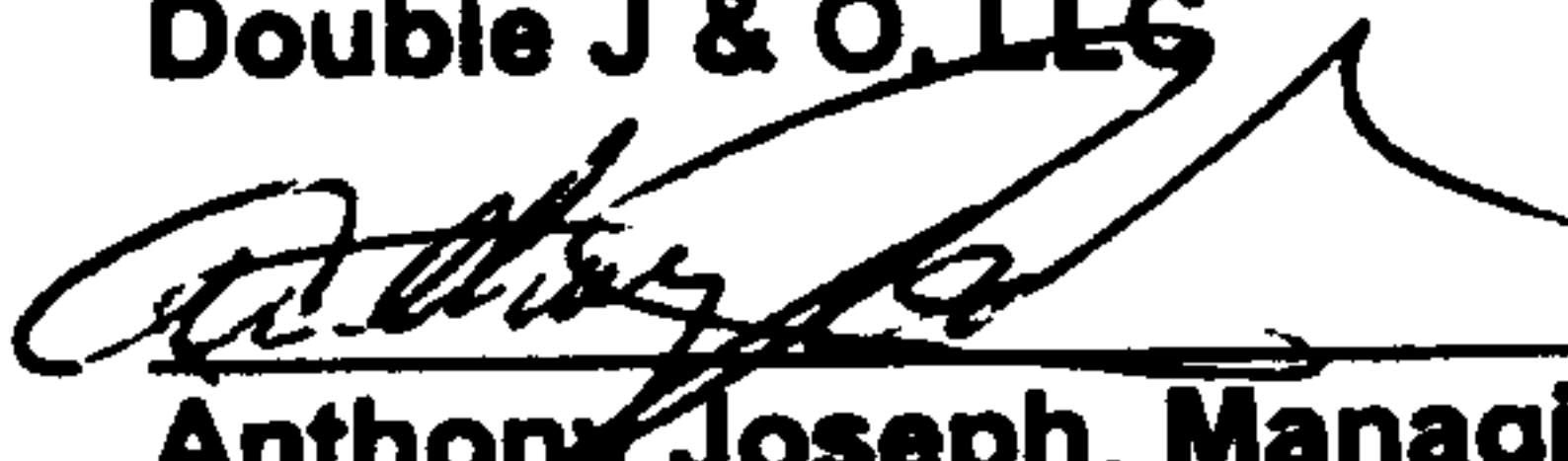
This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES'successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the **21st** day of **September**, 2006.

Double J & O, LLC


Anthony Joseph, Managing Member


Kathy Joseph, Managing Member


Gail Owen, Managing Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Anthony Joseph, Kathy Joseph and Gail Owen, whose names as Managing Members of Double J & O, LLC, an Alabama Limited Liability Company, are signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they as such Members and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **21st** day of **September**, 2006.


NOTARY PUBLIC
My Commission Expires: **5-5-2007**

Shelby County, AL 10/12/2006
State of Alabama

Deed Tax: \$506.00


20070430000197430 8/10 \$40.00
Shelby Cnty Judge of Probate, AL
04/30/2007 10:17:45AM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW

20061012000504520 2/2 \$522.00
Shelby Cnty Judge of Probate, AL
10/12/2006 08:37:15AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

Parcel No. 7: Commence at a concrete monument in place accepted as the Southwest corner of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North along the West boundary of said section for a distance of 2580.81 feet to a point on the Northerly right-of-way of U.S. 280 Highway; thence turn a deflection angle of 80 degrees 21 minutes 36 seconds to the right and proceed Easterly along the Northerly right-of-way of said highway for a distance of 194.22 feet (set 1/2" rebar); thence turn an interior angle of 210 degrees 57 minutes 50 seconds to the right and proceed Southeasterly along the right-of-way of said highway for a distance of 116.62 feet (set 1/2" rebar); thence turn an interior angle of 148 degrees 51 minutes 40 seconds to the right and proceed Easterly along the Northerly right-of-way of said highway for a distance of 254.40 feet to a 5/8" capped rebar in place; thence turn an interior angle of 99 degrees 54 minutes 06 seconds to the right and proceed Northerly for a distance of 469.61 feet to the point of beginning. From this beginning point turn interior angle of 90 degrees 09 minutes 54 seconds to the right and proceed Westerly for a distance of 157.76 feet; thence turn an interior angle of 89 degrees 40 minutes 08 seconds to the right and proceed Southerly for a distance of 170.00 feet to a point on the northerly right-of-way of a future roadway; thence turn an interior angle of 89 degrees 40 minutes 08 seconds to the left and proceed Westerly along the Northerly right-of-way of said future roadway for a distance of 190.00 feet; thence turn an interior angle of 90 degrees 20 minutes 04 seconds to the left and proceed Northerly for a distance of 319.93 feet to a point on the Southerly right-of-way of Shelby County Highway 280; thence proceed Northeasterly along the Southerly right-of-way of said Shelby County Highway 280 and along the curvature of a concave left having a delta angle of 21 degrees 40 minutes 18 seconds and a radius of 1009.69 feet for a chord bearing and distance of North 65 degrees 45 minutes 36 seconds East, 379.63 feet to a 3/4" sold iron in place; thence proceed South for a distance of 209.80 feet to a 5/8" capped rebar in place; thence turn an interior angle of 180 degrees 01 minutes 37 seconds to the left and proceed South for a distance of 94.28 feet to the point of beginning.

The above described land is located in the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
04/30/2007 10:17:45AM FILED/CERT



Mapping By:
Geri Roberts
April 11, 2007

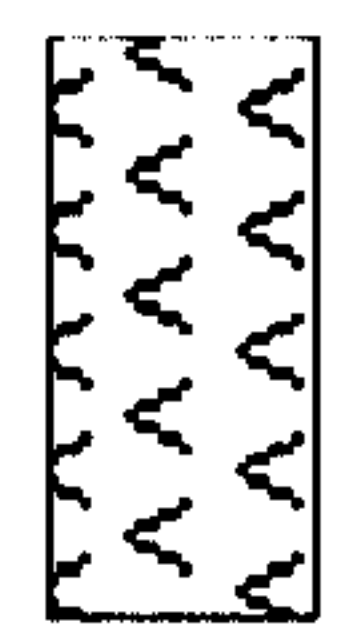


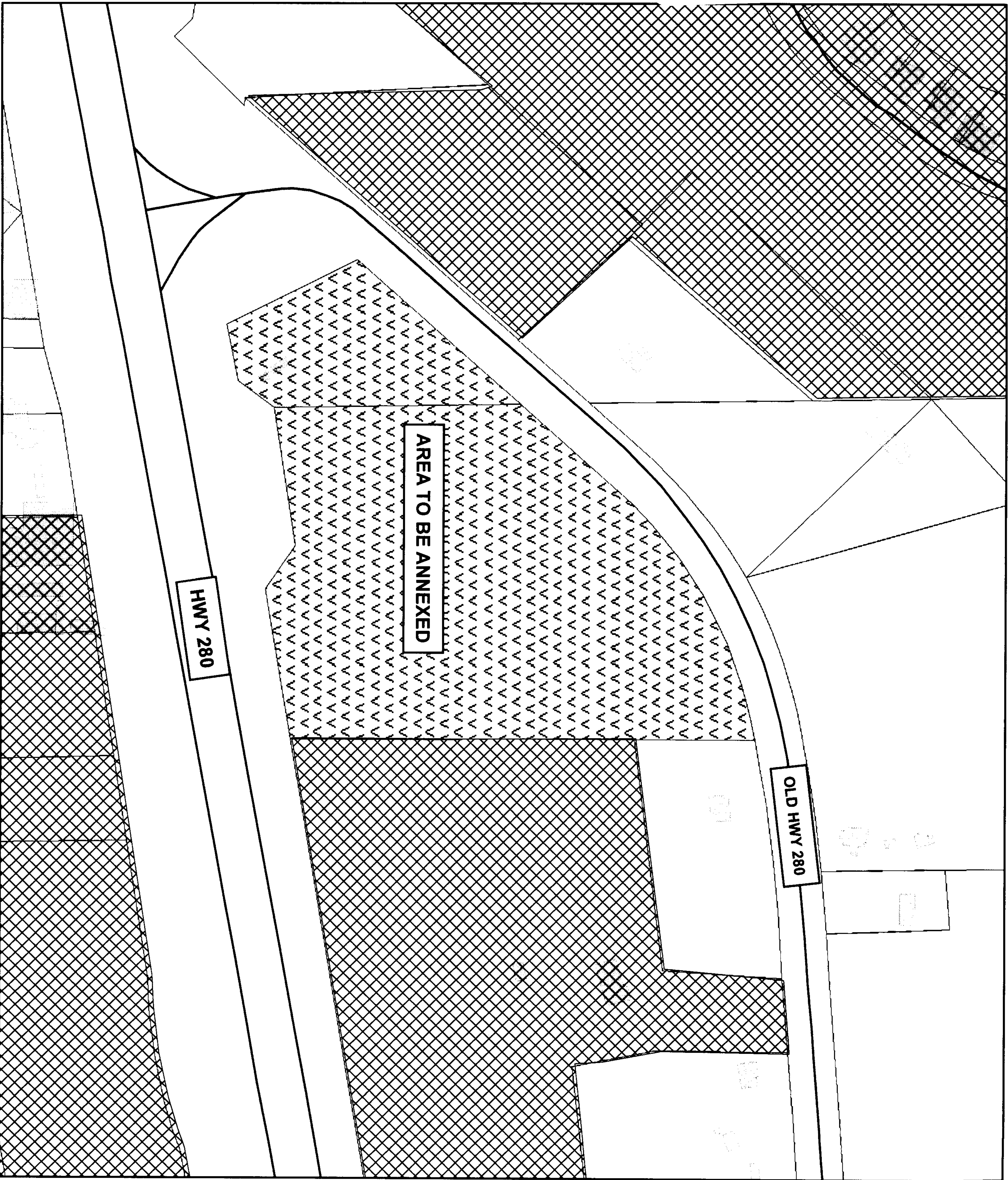
20070430000197430 10/10 \$40.00
Shelby Cnty Judge of Probate, AL
04/30/2007 10:17:45AM FILED/CERT

Exhibit C
X-07-04-17-362

Tax Map
09-07-26

 To be
Annexed

 Chelsea
City Limits



DOUBLE J & O ANNEXATION